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Minutes

Meeting of : Planning and Development Committee
Date : 18 December 2023
Meeting held : The Guildhall
Commencing at : 6:30pm

Present:

Chair: Cllr T Corbin

Vice Chair: Cllr A Riddle

Cllrs: A Bayliss, V Charleston, C Hibbert, J King, S Hocking, and I Tomes

Cllrs also present: Cllr J Nettle

Officers: A Hunt and J Wood

2248. **Apologies:**

2248.1. Cllr C Stanway gave apologies.

2248.1. Cllr Mewse was substituted by Cllr Hocking.

2249. **Public Questions/Statement Time:**

No questions or statements were received by members of the public.

2250. **Councillor Questions/Statement Time:**

There were no questions or statements submitted by Councillors.

2251. **Minutes of the Previous Meeting:**

The minutes of the previous meeting of the Planning and Development Committee held on 20 November 2023 were approved and signed by the chair.

2252. **Declarations of Interest:**

2248.1. Cllr C Hibbert declared interest on planning application PL/2023/10164

2253. **Dispensations:**

No dispensations were requested.

2254. **Chairman's Announcements:**

2254.1 Chairman moved Item 13 forward to the start of the meeting

2255. **Salisbury City Planning Applications submitted since 20 November 2023:**

The Committee considered the following applications, and it was:

Resolved that:

Minute Number	Application number	Site address and proposal	Comments
	Bemerton Heath		
	n/a		
	St Francis and Stratford		
2255.1	<u>PL/2023/09711</u>	32 Wordsworth Road, Salisbury, SP1 3BH Two-storey side and rear extension with amended gable and elevation treatment (resubmission of 19/03175/FUL)	SCC has no comment to make on this application
2255.2	<u>PL/2023/09658</u>	50 Downsway, Salisbury, SP1 3QW To remove an existing front and rear dormer loft conversion and rebuild with a wrap-around dormer conversion to create an enclosed bedroom with ensuite and a study room.	SCC has no comment to make on this application

2255.3	PL/2023/09986	<p>4 Ridgeway Road, Salisbury, SP1 3BU</p> <p>Proposed single-storey rear extension and associated works.</p>	SCC has no comment to make on this application
2255.4	PL/2023/10056	<p>LONGCROFT, STRATFORD ROAD, STRATFORD SUB CASTLE, SALISBURY, SP1 3LB</p> <p>Yew tree - crown reduce by 10% and reduce 3 or 4 branches to balance</p>	SCC has no comment to make on this application
Milford			
2255.5	PL/2023/10085	<p>35 Anderson Road, Salisbury, SP1 3DX</p> <p>New low-level side extension to accommodate new open plan living. Demolition of existing garage with internal alterations to improve access to building and functionality of internal layout.</p>	SCC has no comment to make on this application
2255.6	PL/2023/10256	<p>HIGHWAY VERGE, RAMPART ROAD, SALISBURY, SP1 2LU</p> <p>Mixed species of trees and hedge and 3 Field Maple trees - prune back to give 0.5m clearance to edge of road and crown lift to 5.2m and remove tree guards from Maple trees</p>	SCC has no comment to make on this application
2255.7	PL/2023/10055	<p>45 FOWLERS ROAD, SALISBURY, SP1 2QP</p> <p>Notification of proposed works to trees in a conservation area</p>	SCC has no comment to make on this application

2255.8	PL/2023/10303	<p>Unit 2A, Dolphin Retail Park, Southampton Road, Salisbury, SP1 2LB</p> <p>Installation of 4No. air conditioning condensing units to Rear Elevation.</p>	SCC has no comment to make on this application
2255.9	PL/2023/10391	<p>FLAT 2, THE MOUNT, 19-21 ELM GROVE ROAD, SALISBURY, SP1 1JW</p> <p>T1 Sycamore - Reduce the long lateral limbs extending over the road by up to 2.5 metres.</p> <p>TG1 Row of 3 Lime trees - Remove major deadwood over the road and pavement. Crown lift up to 5 metres on the drive side and the reduction of 2 long lateral branch on the drive side of the left hand tree by up to 3 metres.</p>	SCC has no comment to make on this application
2255.10	PL/2023/10518	<p>11 Cambridge Road, Salisbury, SP1 3BW</p> <p>Rear and side single-storey extension. Raised roof with rear dormer extension.</p>	SCC has no comment to make on this application
Fisherton and Bemerton Village			
2255.11	PL/2023/09679	<p>44 Empire Road, Salisbury, SP2 9DF</p> <p>Single Storey Rear Extension to Replace Existing Lean-to Sunroom and Outhouses, Reconfigure Layout on Ground and First Floor, New Bedroom to Converted</p>	SCC has no comment to make on this application

		Loft Space with New Rear Dormer.	
2255.12	PL/2023/09701	19 Lower Road, Salisbury, SP2 9NB Removal of chimney stack; replacement of front roof Velux with 3 Velux dormer and replacement of rear roof dormer with 3 Velux dormer.	SCC has no comment to make on this application
St Pauls			
2255.13	PL/2023/09536	19 Wilton Road, Salisbury, Wilts, SP2 7ED Change of use to ground floor from Sui Generis to Offices Class E. Residential use retained to first floor. Alterations to frontage to provide door to offices.	SCC has no comment to make on this application
2255.14	PL/2023/09888	19 Wilton Road, Salisbury, Wilts, SP2 7ED Proposed non-illuminated fascia sign	SCC has no comment to make on this application
St Edmund's			
2255.15	PL/2023/09326	43 Endless Street, Salisbury, Wilts, SP1 3UH Proposed replacement patio doors leading from kitchen to rear walled garden.	SCC has no comment to make on this application
2255.16	PL/2023/09773	1 Woodstock Road, Salisbury, SP1 3TJ Rear single storey extension	SCC has no comment to make on this application
2255.17	PL/2023/09702	MILFORD HALL HOTEL, CASTLE STREET, SALISBURY, SP1 3TE	SCC comment for non-essential lighting

		Proposed hotel main entrance extension, restaurant extension to replace an existing lightweight structure, a new shop front and entrance to the spa building and the installation of solar PV panels	to be turned off at midnight and a review of car parking to be carried out
2255.18	PL/2023/10103	MILFORD HALL HOTEL, CASTLE STREET, SALISBURY, SP1 3TE Proposed hotel main entrance extension, restaurant extension to replace an existing lightweight structure, a new shop front and entrance to the spa building and the installation of solar PV panels	SCC comment for non-essential lighting to be turned off at midnight and a review of car parking to be carried out
2255.19	PL/2023/09839	JOHN BAKER HOUSE, 16-18 ROLLESTONE STREET, SALISBURY, SP1 1DX Replacement of all existing mix of timber and pvc sliding sash and casement windows with new slimline double glazed timber windows to match existing dimensions and depth in reveal.	SCC has no comment to make on this application
2255.20	PL/2023/10137	BOURNE HILL GARDENS, BOURNE HILL, SALISBURY, SP1 3UZ T1 - Cedar of Lebanon tree - reduce two upright stems by 5m-6m and reduce lower laterals by up to 4m, maintaining shape	SCC has no comment to make on this application

2255.21	PL/2023/10007	<p>31, Wyndham Road, Salisbury, SP1 3AB</p> <p>Demolition of existing rear extension. Construction of new two-storey extension to the rear elevation. Demolition and replacement of existing garage</p>	SCC has no comment to make on this application
2255.22	PL/2023/10164	<p>BREWERY HOUSE, 36 MILFORD STREET, SALISBURY, SP1 2AP</p> <p>Reconstruction of damaged timber porch structure.</p>	SCC has no comment to make on this application
2255.23	PL/2023/10405	<p>3 - 7 NEW CANAL, SALISBURY, SP1 2AA</p> <p>Prior Approval Part 3, Class MA - Conversion of the second, third and fourth floors to provide a total of 11no. self-contained C3 flats including the creation of an entrance at ground floor level and including refuse and cycle storage</p>	SCC objects supporting public protection comments, supporting overlooking concerns of neighbours' properties, supporting the highways department comments regarding the cycle storage, supporting the conservation officer comment for the ground floor, developers should take the opportunity to restore symmetry to ground floor
2255.24	PL/2023/10220	<p>52, College Street, Salisbury, SP1 3AL</p> <p>Single storey ground floor wrap around extension to the rear of the property.</p>	SCC has no comment to make on this application

2255.25	PL/2023/10080	49-51 Old George Mall, Salisbury, SP1 2AG Two fascia signs with internally illuminated badge signs	SCC has no comment to make on this application
2255.26	PL/2023/10451	CASTLE GATE, ENDLESS STREET, SALISBURY, SP1 3GF T1 - Ash tree - pollard back to previous cuts	SCC has no comment to make on this application
2255.27	PL/2023/09982	59 Catherine Street, Salisbury, Wilts, SP1 2DH Retention of No.2 air conditioning units	SCC has no comment to make on this application
2255.28	PL/2023/10277	3 New Canal, Salisbury, Wilts, SP1 2AA Alteration's to existing shopfront to provide independent entrance doorway to serve the upper floors of accommodation	SCC Objects developers should take the opportunity to restore symmetry to ground floor
Harnham West			
2255.29	PL/2023/09203	Land South of Netherhampton Road, Salisbury, SP2 8RA Variation of Conditions 1 and 2 of PL/2021/08735 - Proposed separate retail unit with an adjacent block of five apartments at the local centre.	SCC has no comment to make on this application
2255.30	PL/2023/09278	9 Harnwood Road, Harnham, Salisbury, SP2 8DD Variation of condition 2 of 21/00014/FUL (approved plans)	SCC has no comment to make on this application

2255.31	PL/2023/10068	<p>120 Bouverie Avenue South, Salisbury, SP2 8EA</p> <p>Erection of carport to the front of dwelling</p>	SCC has no comment to make on this application
2255.32	PL/2023/01187	<p>OLD MILL HOTEL, TOWN PATH, HARNHAM, SALISBURY, SP2 8EU</p> <p>Remove existing timber pedestrian bridge (existing unsafe) & form new pedestrian bridge.</p>	SCC has no comment to make on this application
Harnham East			
2255.33	PL/2023/09615	<p>Tennis Courts and Car Park, West Walk, The Close, Wiltshire, Salisbury, SP1 2ES</p> <p>Permanent change of use of former tennis courts to car park (previously approved under temporary consents); the provision of electric vehicle charging points; the provision of a covered cycle parking area; the provision of a water standpipe; associated works.</p>	<p>SSC objects supporting four points raised by comments regarding Improving the car park's appearance through professional landscape design, including the introduction of trees and other planting, Replacing the impermeable and disintegrating tarmac and paint markings with more sympathetic, permeable surface (to mitigate existing flooding) that also designates parking bays using materials other than paint. Reintroducing a barrier, preferably a hedge and/or trees - between the car park and the road.</p>

			Developing a plan for the absolute reduction in vehicular traffic
2255.34	PL/2023/09163	<p>129 Exeter Street, Salisbury, SP1 2SG</p> <p>Proposed composite garden office shed at the rear of the garden.</p>	SCC has no comment to make on this application
2255.35	PL/2023/07233	<p>Mayor Ivy House, 2-4 Ivy Street, Salisbury, SP1 2AY</p> <p>Installation of 8 solar panels to garage roof</p>	SCC has no comment to make on this application
2255.36	PL/2023/10403	<p>THE SOUTH CANONRY, 71, THE CLOSE, SALISBURY, SP1 2ER</p> <p>T1 - To crown raise large Beech tree on drive which is overhanging property and neighbouring property to approximately 15ft from the ground and approximately 4-6ft from roofs and walls where possible to prevent damage occurring.</p> <p>T2 - To remove storm damaged Willow stem resting in river and remove willow stem overhanging seat on lawn.</p> <p>T3 - To Fell to ground level one large storm damaged Beech tree at rear of property, the trunk has been severely damaged in previous storm</p>	SCC has no comment to make on this application

2255.37	<u>PL/2023/04920</u>	<p>The Fishing Lodge, West Walk, The Close, Salisbury, SP1 2EY</p> <p>Ground floor extension to rear of Fishing Lodge (Water compatible use) (resubmission of PL/2023/02935)</p>	SCC has no comment to make on this application
2255.38	<u>PL/2023/09980</u>	<p>The Friary Centre, Salisbury, 114 Carmelite Way, Salisbury, Wilts, SP1 2HW</p> <p>Retention of 2 No. air conditioning units on eastern exterior wall</p>	SCC has no comment to make on this application
2255.39	<u>PL/2023/09847</u>	<p>Priory Lodge, 93 Brown Street, Salisbury, Wilts</p> <p>Demolition of rendered brick parapet and remains of rendered cornice. Re-construction of parapet using brickwork to match the main, west elevation. Repairs and re-pointing to west, north and south elevations. Removal of 2 no. chimney stacks and their re-construction to match existing. Re-pointing of chimney stacks, generally. Repairs and replacements to some false quoin blocks and keystones.</p>	SCC has no comment to make on this application
2255.40	<u>PL/2023/10353</u>	<p>Priory Lodge, 93 Brown Street, Salisbury, Wilts</p> <p>Demolition of rendered brick parapet and remains of rendered cornice. Re-construction of parapet using brickwork to match the main, west elevation. Repairs and re-pointing to</p>	SCC has no comment to make on this application

		west, north and south elevations. Removal of 2 no. chimney stacks and their re-construction to match existing. Re-pointing of chimney stacks, generally. Repairs and replacements to some false quoin blocks and keystones.	
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2256. **Late Business:**

The Committee considered late business and it was:

Minute Number	Application no.	Ward	Development	Comment
2256.1	PL/2023/10584	Salisbury St. Francis & Stratford ED	16 Wordsworth Road, Salisbury, SP1 3BH Hip to gable loft conversion with rear dormer to provide additional bedroom and bathroom. Two windows to side elevation. Rooflight to front elevation.	SCC has no comment to make on this application
2256.2	PL/2023/10829	Salisbury Harnham East ED	87 BROWN STREET, SALISBURY, SP1 2BA T1 - Hazel tree - pollard/coppice to 2m	SCC has no comment to make on this application
2256.3	PL/2023/10915	Salisbury Harnham East ED	Corner of Exeter St & Churchill Way SP1 2SG Self Seeded Holly – Remove	SCC has no comment to make on this application
2256.4	PL/2023/10916	Salisbury Harnham West ED	Harnham Slopes -15 BISHOPS DRIVE, EAST HARNHAM,	SCC has no comment to

			<p>SALISBURY, SP2 8NZ</p> <p>Beech Tree - Monolith to approx.5m from ground level</p>	make on this application
2256.5	PL/2023/09186	Salisbury Fisherton & Bemerton Village ED	<p>4 Queen Mary Road, Salisbury, Wilts, SP2 9LD</p> <p>Alterations and extension including re-structuring of roof to provide improved accommodation</p>	SCC has no comment to make on this application
2256.6	PL/2023/10471	Salisbury St. Paul's ED	<p>14 WILTON ROAD, SALISBURY, SP2 7EE</p> <p>Prior Approval Part 3, Class MA for ground floor and basement of 14 Wilton Road to have change of use from office space to a two-bedroom apartment. Including bathroom, kitchen, hall, living room and bedroom on ground floor, plus 1no. bedroom in basement</p>	SCC has no comment to make on this application
2256.7	PL/2023/05144	Salisbury St. Edmund's ED	<p>Barrington House, Churchfields Road, Salisbury, Wilts, SP2 7NL</p> <p>Drop kerb to create a new access for new vehicle parking. Erect a new boundary wall. Replace bow window with bay window and French doors and render to match.</p>	SCC has no comment to make on this application

2257. **Highways Improvement Request Form – Parsonage Green:**

The Committee considered an application form request for Parsonage Green, Harnham SP2 7DQ, and it was:

Resolved that:

2257.1. SCC supports this application.

Proposed by: Cllr A Riddle
Seconded by: Cllr S Hocking

A vote was taken and was **carried**.

2258. **Highways Improvement Request Form – Access to houses off of Hawksridge Rd:**

The Committee considered an application form request for Hawksridge Road, and it was:

Resolved that:

2258.1. SCC supports this application.

Proposed by: Cllr S Hocking
Seconded by: Cllr I Tomes

A vote was taken and was **carried**.

2259. **Premise Licence Variation Application for Smith Bradbeer and Co. Ltd, 41-44 Blue Boar Row, Salisbury SP1 1DE**

The Committee considered an application for a Premise Licence Variation for Smith Bradbeer and Co. Ltd, 41-44 Blue Boar Row, Salisbury SP1 1DE, and it was:

Resolved that:

2259.1. SCC supports this application.

Proposed by: Cllr A Riddle
Seconded by: Cllr S Hocking

A vote was taken and was **carried**.

2260. **Premise Licence Variation Application for Gurkha Kitchen Salisbury LTD, 129-133 South Western Road, Salisbury, Wiltshire, SP2 7RR:**

The Committee considered an application for a New Premises Licence for Gurkha Kitchen Salisbury LTD, 129-133 South Western Road, Salisbury, Wiltshire, SP2 7RR, and it was:

Resolved that:

2260.1. SCC supports this application.

Proposed by: Cllr S Hocking
Seconded by: Cllr C Hibbert

A vote was taken and was **carried**.

2261. **Highways Improvement Request Form – Brown Street, Holt Court entrance:**

The Committee considered an application form request for Brown Street, Holt Court entrance.

A member of the public was invited to speak on the request form, and Cllr P Sample's comments read in support of the highway improvements request form, and it was:

Resolved that:

2245.1. SCC supports this application.

Proposed by: Cllr J King
Seconded by: Cllr S Hocking

A vote was taken and was **carried**.

2262. **Highways Improvement Request Form – Missing Water Road Sign:**

The Committee considered an application form request for the missing Water Road sign. and it was:

Resolved that:

2245.1. SCC supports this application.

Proposed by: Cllr S Hocking
Seconded by: Cllr C Hibbert

A vote was taken and was **carried**.

2263. **Highways Improvement Request Form – Coombe Road:**

The Committee considered an application form request for Coombe Road. and it was:

Resolved that:

2245.1. SCC supports this application.

Proposed by: Cllr A Bayliss

Seconded by: Cllr A Riddle

A vote was taken and was **carried**.

2264. **Matters, if any, which by reason of special circumstances the Chairman decides should be considered as a matter of urgency:**

There were 3 members of the public and 1 member of the press present.

The meeting closed at 20:48